

Recording Requested By
First American Title Insurance Company

257384



RECEIVED FOR RECORD
AT 8:00 O'CLOCK

Recording requested by:

DOCUMENTARY TRANSFER TAX = \$0.00
NO CONSIDERATION

JUL 22 1997

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$

18

ME

18
4

And when recorded, mail to:
SURVEYOR, CITY OF RIVERSIDE
Public Works Department
City Hall, 3900 Main Street
Riverside, California 92522

FOR RECORDER'S OFFICE USE ONLY

Project: CO-002-978 / PAR. 1
A.P.N. 237-250-006

CO-002-978

CITY OF RIVERSIDE
CONDITIONAL CERTIFICATE OF COMPLIANCE

Property Owner(s): ROBERT FARR LAMAR

Pursuant to Section 66499.35(b) of the Government Code of the State of California and Section 18.39 of the Riverside Municipal Code, the real property located in the City of Riverside, County of Riverside, State of California as described in **Exhibit "A"** attached hereto and incorporated herein by this reference, is hereby issued this Conditional Certificate of Compliance.

THIS CERTIFICATE SHALL SERVE AS NOTICE TO THE PROPERTY OWNER OR VENDEE WHO HAS APPLIED FOR THIS CERTIFICATE, A GRANTEE OF THE PROPERTY OWNER, OR ANY SUBSEQUENT TRANSFEREE OR ASSIGNEE OF THE PROPERTY THAT THE FULFILLMENT AND IMPLEMENTATION OF THE ATTACHED CONDITIONS SHALL BE REQUIRED PRIOR TO SUBSEQUENT ISSUANCE OF A PERMIT OR OTHER GRANT OF APPROVAL FOR DEVELOPMENT OF THE PROPERTY.

COMPLIANCE WITH THE ATTACHED CONDITIONS SHALL NOT BE REQUIRED UNTIL THE TIME WHICH A PERMIT OR OTHER GRANT OF APPROVAL FOR DEVELOPMENT OF THE PROPERTY IS ISSUED BY THE CITY OF RIVERSIDE.

THIS CERTIFICATE RELATES ONLY TO ISSUES OF COMPLIANCE OR NONCOMPLIANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES ENACTED PURSUANT THERETO INCLUDING TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE . THE PARCEL DESCRIBED HEREIN MAY BE SOLD, LEASED, OR FINANCED WITHOUT FURTHER COMPLIANCE WITH THE SUBDIVISION MAP ACT OR ANY LOCAL ORDINANCE ENACTED PURSUANT THERETO.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY, OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE. DEVELOPMENT OF THE PARCEL MAY REQUIRE ISSUANCE OF A PERMIT OR PERMITS, OR OTHER GRANT OR GRANTS OF APPROVAL.

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

By John A. Swiecki July 19, 1997
SENIOR PLANNER DATE

GENERAL ACKNOWLEDGEMENT

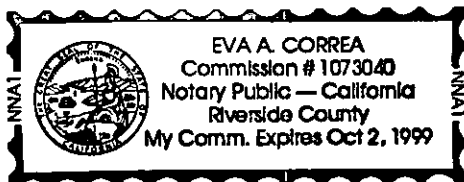
State of California }
County of Riverside } ss

On July 14, 1997, before me Eva A - Correa
(date) (name)

a Notary Public in and for said State, personally appeared

John A. Swiecki
Name(s) of Signer(s)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Eva A. Correa

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

() Attorney-in-fact
() Corporate Officer(s)
Title _____
Title _____

() Guardian/Conservator

() Individual(s)

() Trustee(s)

☒ Other
Senior Planner

() Partner(s)

() General

() Limited

The party(ies) executing this document is/are representing:

City of Riverside

CONDITIONS

1. All utilities shall be satisfactorily relocated, protected and/or replaced to the specifications of the affected departments and agencies, and easements for such facilities retained as necessary.
2. The provision of utility easements, water, street lights and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the appropriate purveyor.
3. Prior to the issuance of any building permits on the property a variance shall be obtained to permit substandard lots less than 5 acres in size in the RA-5 Zone. The property owner is advised that this variance and permit is discretionary, and, depending on the facts presented, may be denied. In such case, the property may not be developable beyond its current condition.

Conditions Approved: John A. Sureski July 14, 1997
PLANNING DEPT. DATE

Robert Lamar
2090 Grace Street
Riverside, Ca. 92504

EXHIBIT A

That certain parcel of land located in the City of Riverside, County of Riverside, State of California and described as a separate parcel in a document recorded, October 26, 1955 as Instrument Number 68715 and is described in said document as follows:

THAT PORTION OF LOT 4, BLOCK 54 AS SHOWN ON A MAP OF ARLINGTON HEIGHTS ON FILE IN MAP BOOK 11 AT PAGES 20 THROUGH 22, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA; DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 4;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 4, A DISTANCE OF 150.00 FEET;

THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 4, A DISTANCE OF 150.00 FEET;

THENCE NORTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 4, A DISTANCE OF 150.00 FEET;

THENCE NORTHEASTERLY AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 4, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

The City of Riverside makes no warranty as to discrepancies, defects, or conflicts in boundary lines, shortage in area, encroachments, adverse claims, or any other facts that a correct survey and/or research of public records would disclose.

DESCRIPTION APPROVAL

Charles S. Brown 7/14/92
SURVEYOR, CITY OF RIVERSIDE



• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

68-8
83-2

SCALE: 1" = N.T.S.

DRAWN BY MJB DATE 7/14/97

SUBJECT CD-002-978 7290 GRACE ST.

CD-002-978 (PAR 1)

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A.P.N. 237-250-007

CO-002-978

CITY OF RIVERSIDE
CONDITIONAL CERTIFICATE OF COMPLIANCE

Lamar

Property Owner(s): ROBERT F. and MARY A. LAMAR; DOROTHY L. CORR SKELLY; J. EDWARD and JANE E. LAMAR.

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83-2

SUBJECT CO-002-978 2090 GRACE ST.

CD-002-978 (PARZ)